

The Nett Group Real Estate Advisors

SELLER REPORT



1409 Birchwood Cove Ct | Ballwin

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Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt	Abv	Lsz	Age	Off ID
4.7 mi	18038581	A	05/17/2018	RESI	14878 Sycamore Manor Dr.	Chesterfield	Chesterfield	167	5	\$424,900	4	3 (2 1)	2,471	0.350 0	40	RXSB01
4.0 mi	18037287	A	05/16/2018	RESI	511 Redondo Dr	Chesterfield	Chesterfield	168	6	\$429,900	4	3 (3 0)	2,550	0.580 0	52	LAUP01
3.6 mi	18036333	A	05/17/2018	RESI	1845 Buckingham	Chesterfield	Chesterfield	168	5	\$464,900	4	4 (2 2)	2,573	0.393 0	41	RDKY03
3.2 mi	18036823	A	05/18/2018	RESI	14500 Wellington Estates	Chesterfield	Chesterfield	168	4	\$489,000	3	3 (2 1)	2,779	0.300 0	23	RDFN01
4.1 mi	18037177	A	05/10/2018	RESI	1733 Claymont Estates	Chesterfield	Chesterfield	168	1	\$435,000	4	4 (2 2)	2,470	0.534 0	49	WCLK01
4.2 mi	18031658	A	04/20/2018	RESI	14535 Exton Lane	Chesterfield	Chesterfield	167	32	\$400,000	4	4 (3 1)	2,636	0.411 0	43	BHAL05
4.7 mi	18018411	A	04/12/2018	RESI	11834 Conway Rd	Westwood	Westwood	167	40	\$454,000	2	3 (3 0)	2,290	1.004 0	60	MCAR01
4.6 mi	18014085	A	02/26/2018	RESI	12044 Conway Rd	Westwood	Westwood	167	52	\$465,000	5	3 (3 0)	3,112	1.040 0	80	BHAL05
2.4 mi	18027844	A	04/12/2018	RESI	13033 Barrett Crossing Ct	Unincorporated	St Louis	169	31	\$437,500	4	3 (2 1)	2,665	0.250 0	31	JJNR01
1.2 mi	18039983	CO		RESI	2451 Barrett Heights Dr	Des Peres	Ballwin	169		\$495,000	4	4 (3 1)	2,800	0.390 0	22	CBPR01
1.2 mi	18026807	P	05/17/2018	RESI	1727 Connemara Dr	Manchester	Ballwin	169	42	\$429,000	5	3 (2 1)	2,530	0.210 0	34	LAUP01
1.2 mi	18033138	P	05/17/2018	RESI	649 Dougherty Terrace	Unincorporated	Ballwin	169	6	\$445,000	4	3 (2 1)	2,371	0.275 0	40	BHSP04
0.2 mi	18020928	P	05/21/2018	RESI	1322 Dietrich Oaks Dr	Unincorporated	Ballwin	169	62	\$457,900	4	4 (3 1)	2,658	0.410 0	31	BHSP04
2.1 mi	18025625	S	05/17/2018	RESI	673 Henry Ave	Ballwin	Manchester	168	2	\$400,000	4	4 (3 1)	2,812	0.303 0	50	BHAL02

Search Criteria

CTH Change_Type is one of 'New Listing', 'Price Change', 'Coming Soon', 'Pending', 'Sold', 'Expired', 'Cancelled'
 Property Type is 'Residential'
 Latitude, Longitude is within 5.00 mi of 1409 Birchwood Cove Ct, Ballwin, MO 63021, USA
 SchoolDistrict is 'Parkway C-2'
 Price is 400000 to 500000
 CTH Last Modified Date Time is 5/15/2018+
 Selected 14 of 14 results.

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

Property Type: Residential

CTH Change_Type is one of 'New Listing', 'Price Change', 'Coming Soon', 'Pending', 'Sold', 'Expired', 'Cancelled' Property Type is 'Residential' Latitude, Longitude is within 5.00 mi of 1409 Birchwood Cove Ct, Ballwin, MO 63021, USA SchoolDistrict is 'Parkway C-2' Price is 400000 to 500000 CTH Last Modified Date Time is 5/15/2018+

14878 Sycamore Manor Dr., Chesterfield 63017



MLS #:	18038581	Status:	ACT	Stat Dt:	05/17/18	List Pr:	\$424,900
Area:	Parkway Central	Bd:	4	Sq Ft:	2471	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$171.95	CDOM:	5
GA/CR:	2/0	Bth:	3 (2 1)	Age:	40	Schl Dist:	Parkway C-2
Style:	2 Story/Other					Acre:	0.350
SubD:	Sycamore Manor						
Lot SF:	15,246 (County Records)						

511 Redondo Dr, Chesterfield 63017-7071



MLS #:	18037287	Status:	ACT	Stat Dt:	05/16/18	List Pr:	\$429,900
Area:	Parkway West	Bd:	4	Sq Ft:	2550	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$168.59	CDOM:	6
GA/CR:	2/0	Bth:	3 (3 0)	Age:	52	Schl Dist:	Parkway C-2
Style:	1 Story/Ranch					Acre:	0.580
SubD:	Claymont Estates 1						
Lot SF:	25,265 (County Records)						

1845 Buckingham, Chesterfield 63017-8039



MLS #:	18036333	Status:	ACT	Stat Dt:	05/17/18	List Pr:	\$464,900
Area:	Parkway West	Bd:	4	Sq Ft:	2573	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$180.68	CDOM:	5
GA/CR:	2/0	Bth:	4 (2 2)	Age:	41	Schl Dist:	Parkway C-2
Style:	2 Story/Other					Acre:	0.393
SubD:	Scarborough 6						
Lot SF:	17,119 (County Records)						

14500 Wellington Estates, Chesterfield 63017-7952



MLS #:	18036823	Status:	ACT	Stat Dt:	05/18/18	List Pr:	\$489,000
Area:	Parkway West	Bd:	3	Sq Ft:	2779	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$175.96	CDOM:	4
GA/CR:	2/0	Bth:	3 (2 1)	Age:	23	Schl Dist:	Parkway C-2
Style:	1 Story/Ranch					Acre:	0.300
SubD:	Wellington Estates						
Lot SF:	13,068 (County Records)						

1733 Claymont Estates, Chesterfield 63017-7731



MLS #:	18037177	Status:	ACT	Stat Dt:	05/10/18	List Pr:	\$435,000
Area:	Parkway West	Bd:	4	Sq Ft:	2470	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$176.11	CDOM:	1
GA/CR:	2/0	Bth:	4 (2 2)	Age:	49	Schl Dist:	Parkway C-2
Style:	1.5 Story/Ranch					Acre:	0.534
SubD:	Claymont Woods 2a						
Lot SF:	23,261 (County Records)						

14535 Exton Lane, Chesterfield 63017-5618



MLS #:	18031658	Status:	ACT	Stat Dt:	04/20/18	List Pr:	\$400,000
Area:	Parkway Central	Bd:	4	Sq Ft:	2636	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$151.75	CDOM:	32
GA/CR:	2/0	Bth:	4 (3 1)	Age:	43	Schl Dist:	Parkway C-2
Style:	2 Story/Other					Acre:	0.411
SubD:	Chesterfield Hill 2						
Lot SF:	17,903 (County Records)						

Presented By: Mike Nettemeyer Phone: 636-614-5132

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Property Type: Residential

11834 Conway Rd, Westwood 63131-2413

MLS #: 18018411 Status: **ACT**
 Area: **Parkway Central** Bd: **2**
 Muni/Twp: **Westwood**
 GA/CR: **2/0** Bth: **3 (3 0)**
 Style: **1 Story/Ranch**
 SubD: **Conway Woods**
 Lot SF: **43,734 (County Records)**

Stat Dt: **04/12/18**
 Sq Ft: **2290**
 Pr/SqFt: **\$198.25**
 Age: **60**

List Pr: **\$454,000**
 Sell Pr:
 CDOM: **40**
 Schl Dist: **Parkway C-2**
 Acre: **1.004**

12044 Conway Rd, Westwood 63131-2417

MLS #: 18014085 Status: **ACT**
 Area: **Parkway Central** Bd: **5**
 Muni/Twp: **Westwood**
 GA/CR: **3/3** Bth: **3 (3 0)**
 Style: **1.5 Story/Other**
 SubD: **None**
 Lot SF: **45,302 (County Records)**

Stat Dt: **02/26/18**
 Sq Ft: **3112**
 Pr/SqFt: **\$149.42**
 Age: **80**

List Pr: **\$465,000**
 Sell Pr:
 CDOM: **52**
 Schl Dist: **Parkway C-2**
 Acre: **1.040**

13033 Barrett Crossing Ct, St Louis 63122-4900

MLS #: 18027844 Status: **ACT**
 Area: **Parkway South** Bd: **4**
 Muni/Twp: **Unincorporated**
 GA/CR: **2/0** Bth: **3 (2 1)**
 Style: **2 Story/Other**
 SubD: **Barrett Crossing**
 Lot SF: **10,890 (County Records)**

Stat Dt: **04/12/18**
 Sq Ft: **2665**
 Pr/SqFt: **\$164.17**
 Age: **31**

List Pr: **\$437,500**
 Sell Pr:
 CDOM: **31**
 Schl Dist: **Parkway C-2**
 Acre: **0.250**

2451 Barrett Heights Dr, Ballwin 63021

MLS #: 18039983 Status: **CO**
 Area: **Parkway South** Bd: **4**
 Muni/Twp: **Des Peres**
 GA/CR: **2/0** Bth: **4 (3 1)**
 Style: **2 Story/Other**
 SubD: **Barrett Heights**
 Lot SF: **16,988 (County Records)**

Stat Dt: **05/19/18**
 Sq Ft: **2800**
 Pr/SqFt: **\$176.79**
 Age: **22**

List Pr: **\$495,000**
 Sell Pr:
 CDOM:
 Schl Dist: **Parkway C-2**
 Acre: **0.390**

1727 Connemara Dr, Ballwin 63021-7113

MLS #: 18026807 Status: **PND**
 Area: **Parkway South** Bd: **5**
 Muni/Twp: **Manchester**
 GA/CR: **2/0** Bth: **3 (2 1)**
 Style: **2 Story/Other**
 SubD: **Seven Oaks**
 Lot SF: **9,148 (County Records)**

Stat Dt: **05/17/18**
 Sq Ft: **2530**
 Pr/SqFt: **\$169.57**
 Age: **34**

List Pr: **\$429,000**
 Sell Pr:
 CDOM: **42**
 Schl Dist: **Parkway C-2**
 Acre: **0.210**

649 Dougherty Terrace, Ballwin 63021-5851

MLS #: 18033138 Status: **PND**
 Area: **Parkway South** Bd: **4**
 Muni/Twp: **Unincorporated**
 GA/CR: **2/0** Bth: **3 (2 1)**
 Style: **2 Story/Other**
 SubD: **Dougherty Estates 3**
 Lot SF: **11,979 (County Records)**

Stat Dt: **05/17/18**
 Sq Ft: **2371**
 Pr/SqFt: **\$187.68**
 Age: **40**

List Pr: **\$445,000**
 Sell Pr:
 CDOM: **6**
 Schl Dist: **Parkway C-2**
 Acre: **0.275**

Property Type: Residential

1322 Dietrich Oaks Dr, Ballwin 63021-8007

MLS #: **18020928**
Area: **Parkway South**
Muni/Twp: **Unincorporated**
GA/CR: **2/0**
Style: **2 Story/Other**
SubD: **Spring Oaks**
Lot SF: **17,860**

Status: **PND**
Bd: **4**
Bth: **4 (3 1)**

Stat Dt: **05/21/18**
Sq Ft: **2658**
Pr/SqFt: **\$172.27**
Age: **31**

List Pr: **\$457,900**
Sell Pr:
CDOM: **62**
Schl Dist: **Parkway C-2**
Acre: **0.410**

673 Henry Ave, Manchester 63011-3561

MLS #: **18025625**
Area: **Parkway West**
Muni/Twp: **Ballwin**
GA/CR: **2/0**
Style: **2 Story/Other**
SubD: **Oak Tree Farm**
Lot SF: **13,199 (County Records)**

Status: **SLD**
Bd: **4**
Bth: **4 (3 1)**

Stat Dt: **05/17/18**
Sq Ft: **2812**
Pr/SqFt: **\$142.25**
Age: **50**

List Pr: **\$374,900**
Sell Pr: **\$400,000**
CDOM: **2**
Schl Dist: **Parkway C-2**
Acre: **0.303**

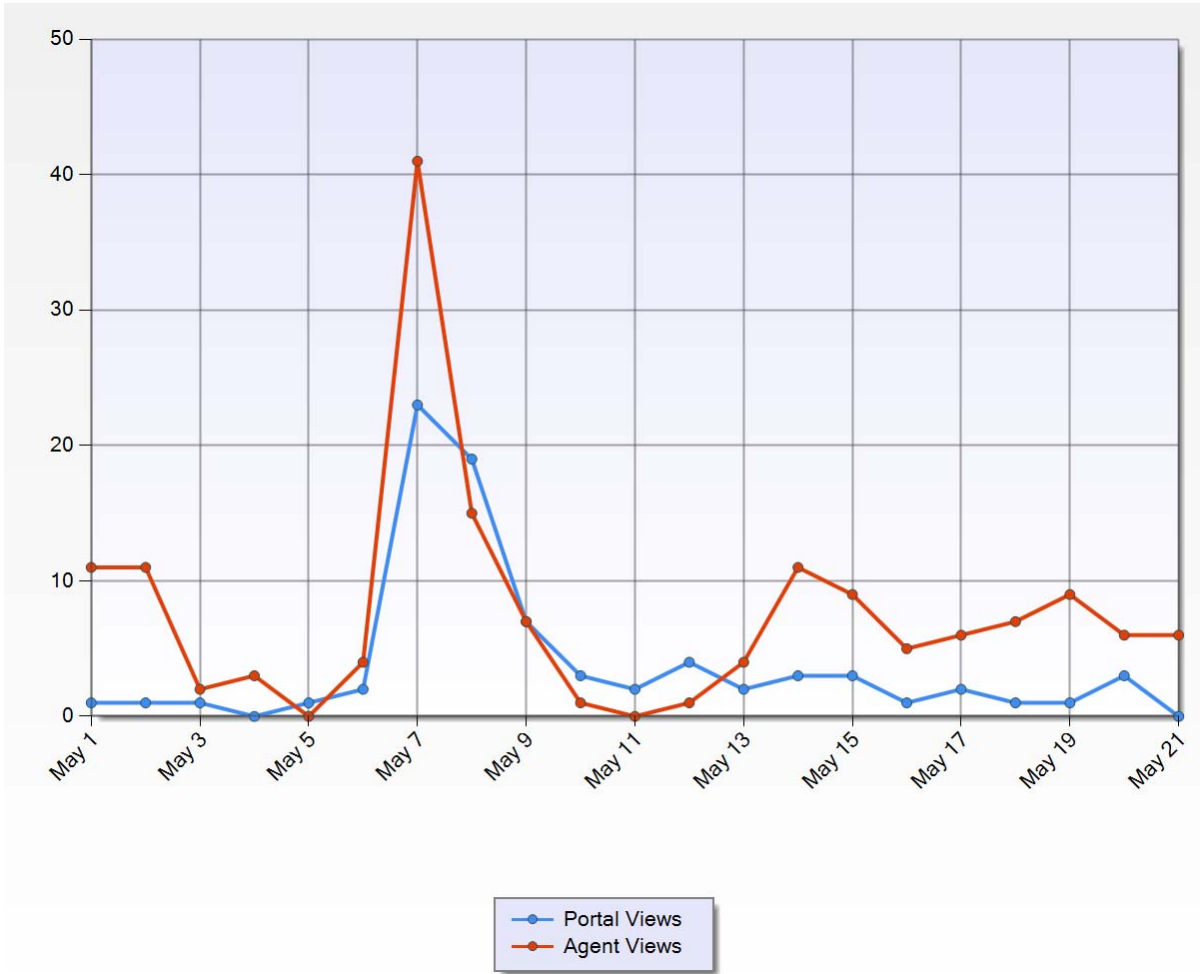
Presented By: Mike Nettemeyer Phone: 636-614-5132

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 Historical Views for 1409 Birchwood Cove Ct





The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

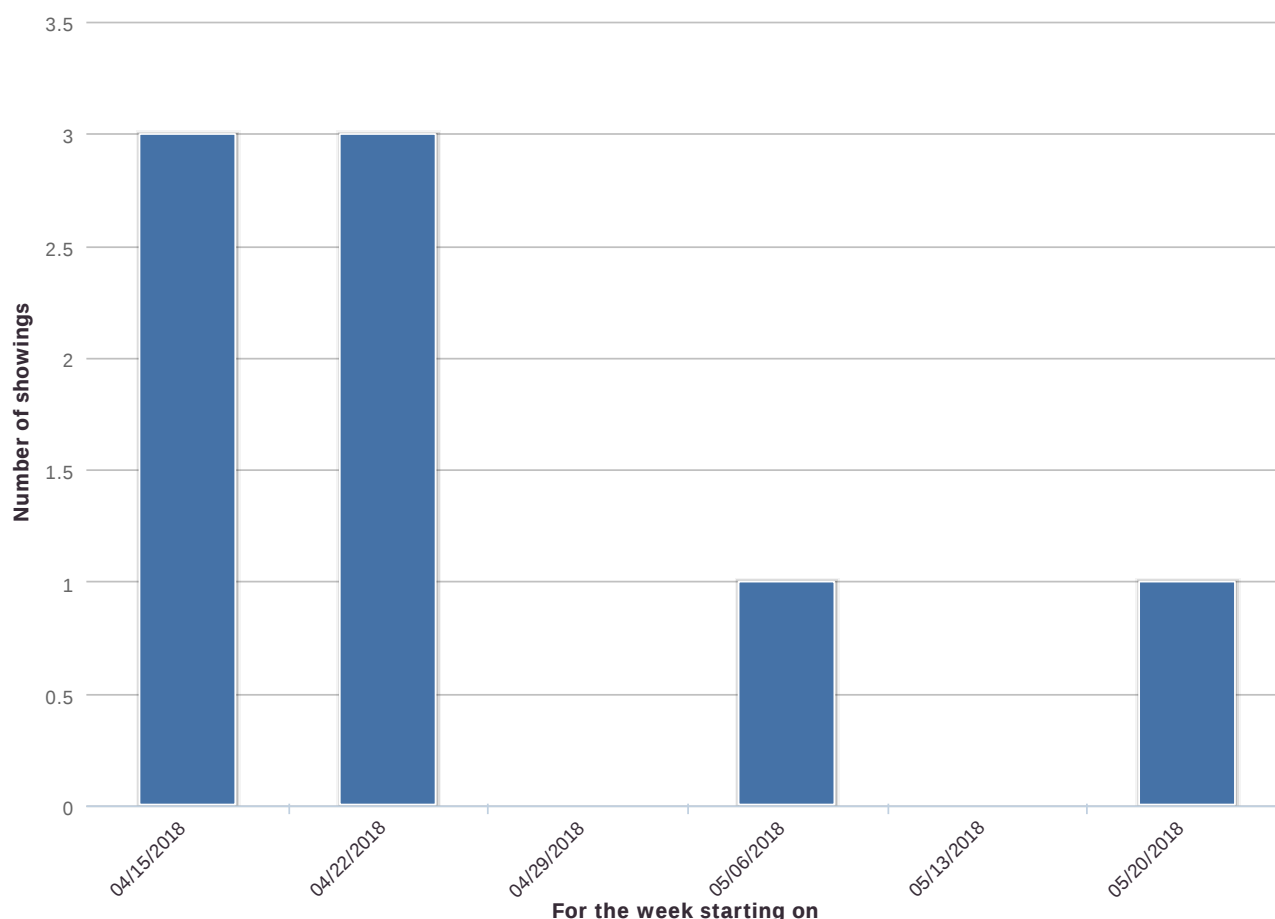
1409 Birchwood Cove Court, Ballwin, MO 63021

Snapshot for Apr 17, 2018 - May 20, 2018



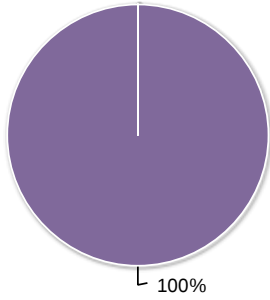
Listing ID:	18027037
Address:	1409 Birchwood Cove Court, Ballwin, MO 63021
Price:	\$429,000
Status:	ACTIVE
Total number of appointments:	8
Appointments in the last 30 days:	5
Appointments in the last 7 days:	1
Total number of agent previews:	0
Total number of agent inquiries	0

Appointments Per Week

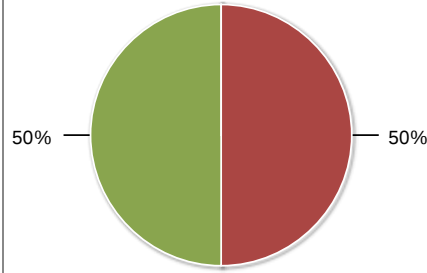


Feedback at a Glance

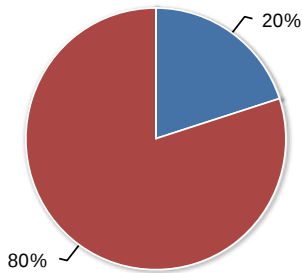
Is your client interested in this listing?



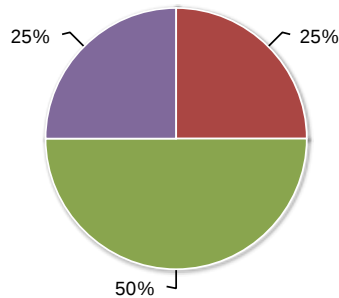
Please rate your overall experience at this showing.



Your (and your client's) opinion of the price:



Please rate this listing (5=Best; 1=Worst):



Feedback Responses

Activity Details	Received
Showing 04/26/2018 1:00 PM - 2:00 PM	04/26/2018 08:04 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Fair Too high 3 We went through the house and for the price point, the updating he wants to do would price it out of the neighborhood.
Showing 04/22/2018 12:00 PM - 1:30 PM	04/22/2018 02:36 PM

Activity Details		Received
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good Just right 3 Nice house but it wasn't a good fit for this family. Thanks for letting us view. Susan
Showing 04/20/2018 4:30 PM - 5:30 PM		04/21/2018 10:44 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Too high
Showing 04/17/2018 1:00 PM - 2:00 PM		04/17/2018 05:19 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good Too high 4 Thank you for allowing me to show. They love the location, but at this price there is just too much they would want to change...brass and green carpet for starters.
Showing 04/17/2018 12:30 PM - 1:00 PM		04/17/2018 01:55 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Fair Too high 2 The buyer thought this home needed too much updating for their taste. Thanks for letting us show! Sandy

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	05/20/2018 12:30 PM - 1:30 PM	
 Past Showing	05/09/2018 2:00 PM - 2:20 PM	
 Price Change Notification	05/07/2018 9:34 AM	
 Price Change	05/07/2018 3:54 AM	
 Past Showing	04/26/2018 1:00 PM - 2:00 PM	
 Past Showing	04/22/2018 12:00 PM - 1:30 PM	
 Canceled Showing	04/22/2018 11:45 AM - 1:15 PM	
 Past Showing	04/22/2018 11:30 AM - 1:00 PM	
 Past Showing	04/20/2018 4:30 PM - 5:30 PM	
 Status Change	04/17/2018 9:46 PM	

Activity Type	Activity Date 	Comments
 Past Showing	04/17/2018 1:00 PM - 2:00 PM	
 Past Showing	04/17/2018 12:30 PM - 1:00 PM	
 New Listing	04/17/2018	